

001.A

0001

0020.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

485,200 / 485,200

USE VALUE:

485,200 / 485,200

ASSESSED:

485,200 / 485,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
20		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	DAWLEY JOHN T JR	Unit #:	2
Owner 2:	DAWLEY MARIA J		
Owner 3:			

Street 1: 20 MAGNOLIA ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	BELL TAISON D & KRISTEN S -
Owner 2:	-
Street 1:	25074 MINERAL SPRINGS CIR
Twn/City:	ALDIE
St/Prov:	VA
Postal:	20105

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1908, having primarily Vinyl Exterior and 1025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8000																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								310009
								GIS Ref
								GIS Ref
								Insp Date
								05/10/18

PREVIOUS ASSESSMENT								Parcel ID	001.A-0001-0020.2		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	478,000	0	.	.	478,000	478,000	Year End Roll	12/18/2019		
2019	102	FV	496,200	0	.	.	496,200	496,200	Year End Roll	1/3/2019		
2018	102	FV	403,700	0	.	.	403,700	403,700	Year End Roll	12/20/2017		
2017	102	FV	368,000	0	.	.	368,000	368,000	Year End Roll	1/3/2017		
2016	102	FV	368,000	0	.	.	368,000	368,000	Year End	1/4/2016		
2015	102	FV	340,000	0	.	.	340,000	340,000	Year End Roll	12/11/2014		
2014	102	FV	324,500	0	.	.	324,500	324,500	Year End Roll	12/16/2013		
2013	102	FV	324,500	0	.	.	324,500	324,500		12/13/2012		

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELL TAISON D &	69865-419		8/31/2017		580,000	No	No		
PAPPACONSTANTIN	55699-554		10/29/2010		350,000	No	No		
MAHER PATRICK,	51211-262		5/23/2008		312,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/29/2009	1073	Redo Bat	4,290						5/10/2018	Measured	DGM	D Mann
									12/30/2008	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB

UnSketched SubAreas:
GLA: 1025,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1908
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj \$ / SQ:	406.174
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596036
Depreciation:	110863
Depreciated Total:	485173

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	507.72	
Special Features:	0	Val/Su Net:	473.37	
Final Total:	485200	Val/Su SzAd:	473.37	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 001.A-0001-0020.2

SKETCH

Total Yard Items:											
Total Special Features:											
Total:											

IMAGE

AssessPro Patriot Properties, Inc